

**TRANSFER
TAX
PAID**

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)

47-53

Michael D. Leighton, whose mailing address is P.O. Box 873, Waterville, Maine 04903-0873 for consideration paid, grants to **Ronald E. Morrell, Jr.** and **Amy E. Morrell**, whose mailing address is 90 Conant Street, Beverly, Massachusetts 01915 as **Joint Tenants with Warranty Covenants**, a certain lot or parcel of land, situated in Waterville in the County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

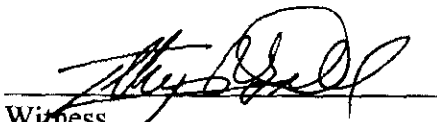
KNOWN as Elmwood Park and designated as Lots two (2) and three (3) on a plan or map of said tract made by J.H. Burleigh, C.E. filed and recorded in Kennebec Registry of Deeds, said parcel hereby conveyed is otherwise bounded and described as follows:

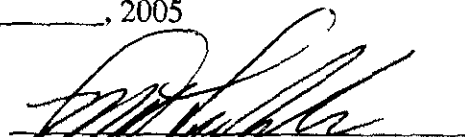
COMMENCING at the southeasterly corner of Western Avenue and Russell Street running thence easterly along the southerly side of Western Avenue one hundred (100) feet; thence southerly one hundred fifty (150) feet; thence westerly one hundred (100) feet to Russell Street; thence northerly along the easterly sideline of Russell Street one hundred fifty (150) feet to Western Avenue to the point of beginning. Subject to the right of the City of Waterville to maintain a sewer across said lot as conveyed by the said Andrew Cota to the City of Waterville by deed dated December 28, 1931 and recorded in the Kennebec Registry of Deeds, Book 678, Page 465.

Excepting, however, a lot measuring one hundred (100) feet by ninety (90) feet, sold to Donald Fitch by Warranty Deed of Vital Boucher dated August 2, 1966 and recorded in the Kennebec County Registry of Deeds, Book 1424, Page 279.

BEING the same premises conveyed by Donald A. Boudreau and Tina M. Boudreau to Michael D. Leighton by deed dated September 3, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7615, Page 74.

Witness my hand and seal this 24th day of June, 2005


Witness


Michael D. Leighton

@ O'Donnell & Lee

State of Maine
Kennebec, ss.

June 24, 2005

Personally appeared the above named Michael D. Leighton and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Timothy R. O'Donnell
Printed Name

My Com. Exp.: _____

Received Kennebec SS.
06/27/2005 8:14AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS